

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 12, 1967

Appeal No. 9183 Mrs. Frank G. Wisner, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 18, 1967.

ORDERED:

That the appeal for a variance from the side yard requirements of Section 3305.2 to permit a one-story addition to dwelling at 3327 P Street, N.W., lot 801, Square 1254, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The appellant proposes to add a 1-story addition to the principal structure located in the side yard and extending within 4-1/2 feet of the property line. In September 1966, the Board granted a zoning variance from the height and side yard requirements of Section 7502 to permit the appellant to use an accessory building as living quarters for domestic employees. No building permit was issued relative to this appeal within the 6-month period.
3. In an R-3 zone, the appellant could extend this addition across the entire front of the property making it part of the row house for which no side yard is required.
4. The appellant alleges that the side yard is necessary to enter and leave the garden area in the rear of the house.
5. There was no opposition registered at the public hearing.

OPINION:

The Board is of the opinion that the appellant has failed to show any justification for variance from the strict application of Section 3305. The Board finds that

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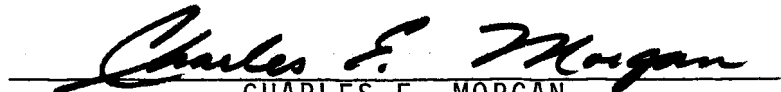
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no hardship exists by reason of exceptional narrowness, shallowness, or shape of the piece of property or by reason of exceptional topographical conditions or other extraordinary and exceptional conditions of a specific piece of property. No such claims were made by the appellant in this case. The Board therefore denies this request.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

A handwritten signature in cursive script, reading "Charles E. Morgan", is written over a horizontal line.

CHARLES E. MORGAN
Secretary of the Board